



Planning and Zoning Board

Study Session Minutes

Held in the City of Mesa Council Chambers

Date: February 18, 2014 Time: 7:41 a.m.

MEMBERS PRESENT:

Randy Carter, Chair
Beth Coons, Vice-Chair
Vince DiBella
Brad Arnett
Suzanne Johnson

MEMBERS ABSENT:

Michael Clement
Lisa Hudson

STAFF PRESENT:

John Wesley
Gordon Sheffield
Jason Sanks
Lesley Davis
Angelica Guevara
Wahid Alam
Kim Steadman
Margaret Robertson
Michael Gildenstern

OTHERS PRESENT:

Chair Carter declared a quorum present and the meeting was called to order at 7:41 a.m.

1. Review items on the agenda for the February 19, 2014 Planning & Zoning hearing.

The items on the February 19, 2014 agenda were discussed. Staff member Lesley Davis stated that case Z14-007, for the 4 story Sheraton Hotel at Riverview, has not received much opposition and confirmed for Chair Carter that it was on the Consent Agenda.

Staff member Wahid Alam gave presentation on case Z14-008. He added that staff has worked with the applicant and has called for improved design features and enhanced landscaping. Mr. Alam also confirmed for Chair Carter that the drive-through plan was updated and the new positioning was an effective solution for traffic circulation.

Staff member Kim Steadman gave a brief presentation on case Z14-009 and gave a brief history of the plaza at Southern Avenue and Higley Road. Mr. Steadman informed the Board that the site was developed in 2004, and described the PAD that allowed for a drive-through restaurant, with restaurant/ drive-through uses being located within the westernmost tenant. Staff member Steadman also explained that the structure is of good architectural quality and that the applicant faced the retail uses out towards Southern Avenue, and confirmed for Boardmember DiBella that

Minutes of the Planning and Zoning Board Study Session
February 18, 2014

the new development would be located east of the corner of Higley Road and Southern Avenue.

Staff member Jason Sanks gave a brief presentation on case Z14-011 for the proposed QuikTrip at the northwest corner of Dobson Road and Broadway Road. Mr. Sanks explained that the existing QuikTrip, currently located a few blocks west on Broadway Road, would be closed upon completion of the project. Staff member Sanks confirmed for Chair Carter that the case was not on the consent agenda.

Staff member Kim Steadman gave a brief presentation on case Z14-003 and confirmed that there would be underground storage for rainwater for the new multi-residence townhome development at the site, provided that one entity must be the owner. He also added that the City is currently drafting up language for the owner.

Staff member Lesley Davis gave a brief presentation on case Z14-006, after Boardmember Coons recused herself from the Study Session. Chair Carter made a reference to the Conditions of Approval and deleted #2, stating that it is actually listed as #3. Staff is working with the applicant to promote architectural diversity, including porches on the units, and developing an effective way of designating private from public space on walkways.

Staff member Angelica Guevara gave a brief presentation on case Z14-013. Boardmember DiBella asked about the open space requirement, and Ms. Guevara explained that there is some variation from standard distances within the project.

Staff member Jason Sanks gave a brief presentation on case Z14-012. Boardmember DiBella inquired if the zoning allowed for medicinal marijuana at the site, and Zoning Administrator Gordon Sheffield explained to the Board that the designated Community Health Assessment (CHA) Area that allowed for this use was within the boundaries of Power Road, Country Club Road, University Road, and Broadway Road. Mr. Sheffield went on to explain that the applicant has chosen this specific site for security reasons.

Staff member Angelica Guevara gave a brief presentation on Pacific Proving Grounds North DU2 Phase 1. Board member Coons inquired about the maintenance of the dead end streets within the development and Ms. Guevara explained that they would be maintained by the HOA. Chair Carter inquired on why Parcel D was not well connected with the rest of the development. Ms. Guevara explained that staff had asked the applicant for a better connection, but the applicant maintained that the design will not change although it will include upgraded landscaping. Chair Carter also asked if the Fire Department had approved the site plan, and staff member Guevara explained that they had given their approval to the conceptual site plan.

Staff member Lisa Davis gave a brief presentation on Parcel 13 at Mountain Bridge. Boardmember Coons inquired on why there was need for a noise attenuation measure to be incorporated into the design and construction of homes on the site. Staff member Angelica Guevara explained that since the project was within five miles of Falcon Field, noise attenuation was included as one of the conditions of approval.

2. General Plan Update :

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Minutes of the Planning and Zoning Board Study Session
February 18, 2014

None.

3. Planning Director's Updates:

None.

4. Other Business:

None.

5. Minutes – submit any corrections, additions, deletions.

None.

The meeting adjourned at 8:36 a.m.

Respectfully submitted,

John Wesley, Secretary
Planning Director

NOTE: Audio recordings of the Planning & Zoning Study Sessions are available in the Planning Division Office for review.